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FEB 25 2000

15 East Main Street, P.O. Box 3
Richmond, Vermont 05477
www.atc-enviro.com
802.434.2113
Fax 802.434.2160

Browns Trace Building

December 20, 1999

Mr. Brian Lee
White Mountain Auto Broker
466 Lancaster Rd.
Whitefield, NH 03598

Re: Phase II Environmental Site Assessment
1733 Memorial Dr., Former South Main Accessories Site
St. Johnsbury (Center), Vermont
ATC Project #18944-00003

Dear Brian:

Please find enclosed the Phase II Environmental Site Assessment report prepared by ATC Associates Inc. (ATC) for the above-referenced site. The report details field activities conducted on November 3, 1999.

As per Vermont Department of Environmental Conservation (VT DEC) policy, a copy of this report has been forwarded to Mr. Chuck Schwer of the VT DEC Sites Management Section. Mr. Schwer is the project manager for the site and will review the report and our recommendations prior to issuing a notification of additional required work at the site.

Please feel free to contact us at 434-2113 with any questions or concerns pertaining to this project. Thank you for selecting ATC Associates Inc. for your environmental consulting needs.

Sincerely,

ATC ASSOCIATES INC.

A handwritten signature in black ink, appearing to read 'Mark Fuller', written over a horizontal line.

Mark Fuller
Project Manager

A handwritten signature in black ink, appearing to read 'Stephen Znamierowski', written over a horizontal line.

Stephen Znamierowski
Senior Project Manager

attachment

cc: Chuck Schwer, SMS

MF/imh/18944 White Mtn. Auto/18944-00003 PCF Phase II/Report/18944-00003 report cvr ltr



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Prepared for:

**Mr. Brian Lee
White Mountain Auto Broker
466 Lancaster Rd.
Whitefield, NH 03598**

**PHASE II ENVIRONMENTAL SITE ASSESSMENT
1733 Memorial Dr., Former South Main Accessories Site
St. Johnsbury (Center), Vermont
VT DEC Site #99-2664**

Prepared by:

**ATC Associates Inc.
15 East Main Street, P.O. Box 3
Richmond, Vermont**

ATC Project #18944.00003

December 1999

TABLE OF CONTENTS

Section	Page
1.0 Introduction	1
1.1 Previous Site Investigation	1
2.0 Materials, Methods and Results	1
2.1 Sediment Sampling	1
2.2 IAQ Sampling (TO-01/TO-2)	1
3.0 Conclusions and Recommendations	2

Figures

Sample Location Diagram

Appendices

- A. Laboratory Analytical Results
- B. Sample Location Diagram

1.0 INTRODUCTION

This report details the Phase II Environmental Site Assessment performed by ATC Associates Inc. (ATC) under contract with White Mountain Auto Broker at the former South Main Accessories Site at 1733 Memorial Drive in St. Johnsbury, Vermont (the site) (Figure 1). This work was performed pursuant to the August 25, 1999 ATC proposal for the site prepared by ATC. The proposal was approved by Mr. Chuck Schwer of the Vermont Department of Environmental Conservation (VT DEC) on October 19, 1999.

1.1 Previous Site Investigations

A 550-gallon #2 fuel oil tank located at the rear of the former South Main Accessories building was permanently closed by removal on October 5, 1999, please refer to ATC's report dated October 13, 1999 for details regarding the UST Closure. Due to elevated TPH levels (1,890 mg/kg) obtained from a composite soil sample from the bottom of the excavation, the VT DEC required further assessment of potential impacts to sensitive receptors on site.

2.0 MATERIALS, METHODS AND RESULTS

2.1 Sediment Sampling

On November 3, 1999 sediment samples were collected at two locations from the edge of the Passumpsic River to determine if the former UTS has impacted the river. The sediment samples were collected by ATC using a hand auger tool. The sediment borings extended to between 1 and 2 inches below ground surface (bgs). The locations of the two samples are shown on Figure 2, as S01 and S02. S01 was located approximately 15 feet down river of the tank grave. S02 was located approximately 30 feet up river of the tank grave. Each sample was analyzed for VOCs via EPA Method 8260 (reporting EPA Method 8021B parameters) and Total Petroleum Hydrocarbons (TPH) via EPA Method 8015B. Sediment sample laboratory hardcopy results are included under Appendix A of this report.

2.2 IAQ Monitoring

On November 3, 1999 ATC screened the indoor air from the office portion of the building (southern addition to the structure) and the former service bay area for VOC's using a portable photo-ionization device (PID) HNu Model PI-101, calibrated to benzene by iso-butylene. PID readings indicated elevated levels of VOC's within the service bay area (up to 11.5 ppm). All PID readings from within the office area were ND (none detected). Please refer to Appendix B for a listing of all PID results obtained within the building.

ATC proceeded to collect an air sample from within the garage service bay area to be analyzed via EPA Method TO-01/TO-02. The TO-01/TO-02 sample (designated as sample #T03) was collected by ATC using a low volume air sampling pump at a flow rate of 118.6 ml/min for a total of 240 minutes. The location of the sample is shown on Figure 2. TO-01/TO-02 laboratory hardcopy results are included under Appendix A of this report.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 Sediment Sampling

No parameters above laboratory detection limits were identified in any of the sediment samples, indicating no significant impact to the Passumpsic River has occurred from the former UST(s) located on site.

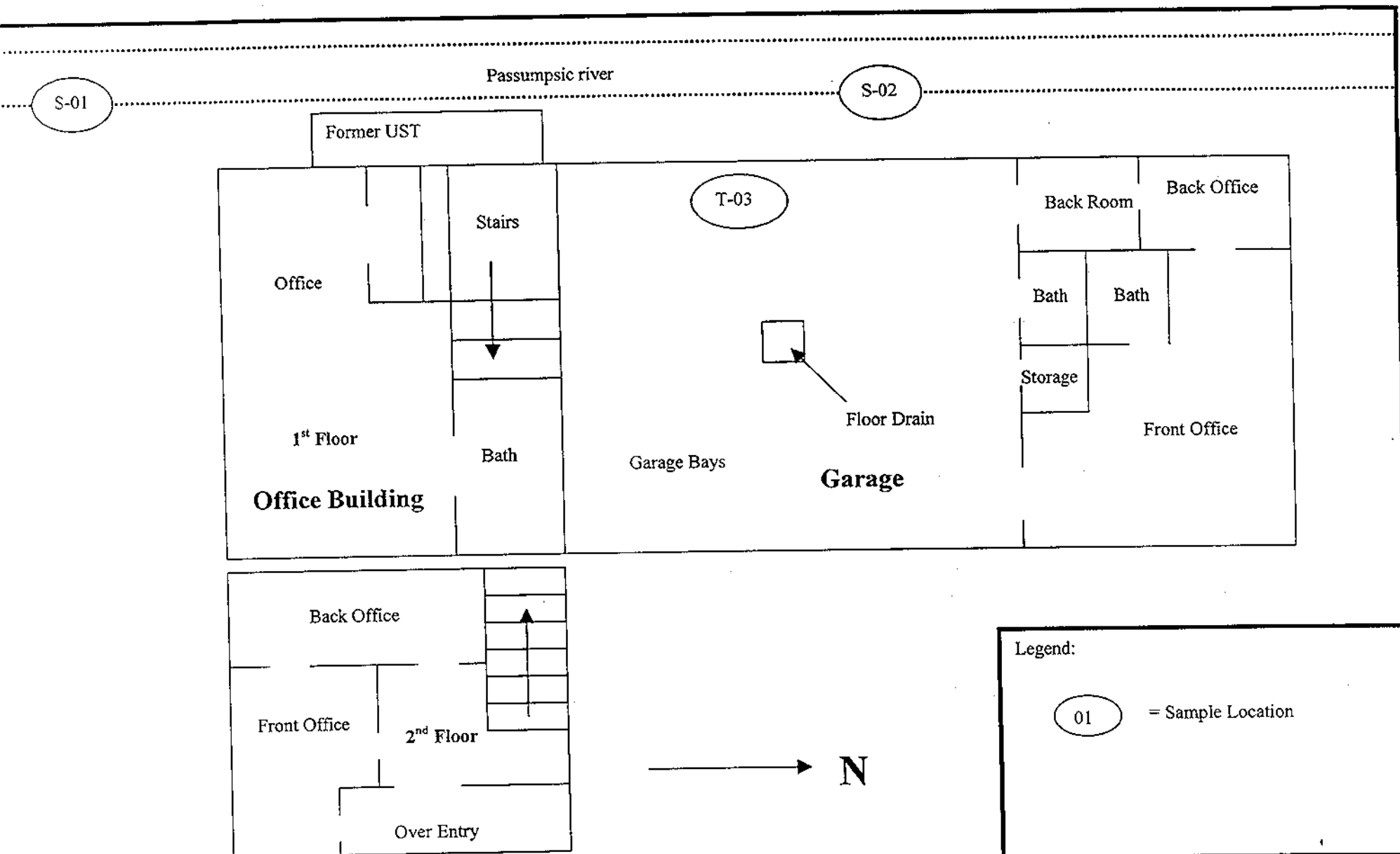
3.2 TO-02 IAQ Monitoring

The TO-01/TO-02 sample indicted the presence of benzene, ethyl benzene, naphthalene, tetrachloroethene 1,2,4-Trimethylbenzene, 1,3,5- Trimethylbenzene, toluene, xylenes and greater than 10 unidentified peaks. The compounds identified include compounds associated with fuel oil as well as compounds not typically associated with fuel oil.

The service garage floor has visual evidence of historical contamination typical of spills associated with vehicle repair. Because the attached office building PID levels were ND and VOCs were detected in the garage by PID and non fuel oil related VOCs were detected, it is most likely that the compounds identified by the TO-01/TO-02 sample are associated with past vehicle repair operations rather than the fuel oil UST. The following table indicates levels of contaminants identified in the TO-01/TO-02 sample and the corresponding EPA (Region III) Risk Based Concentration (RBC) levels:

Contaminant	Result ug/m3	Result ppb	VOSHA	OSHA	EPA RBC (ug/m3)
benzene	5.52	1.72	10 ppm	10 ppm	0.22
ethyl benzene	5.89	1.35	435 mg/m3	435 mg/m3	1100
naphthalene	10.1	1.92	50 mg/m3	50 mg/m3	3.3
tetrachloromethene	1.79	0.261	12.6 mg/m3	100 ppm	3.1
1,2,4- Trimethylbenzene	50.1	10.1	Not available	Not available	6.2
1,3,5- Trimethylbenzene	12.8	2.58	Not available	Not available	6.2
Toluene	18.0	4.76	375	200 ppm	420
xylenes	20.9	4.80	435 mg/m3	435 mg/m3	7300

Figures

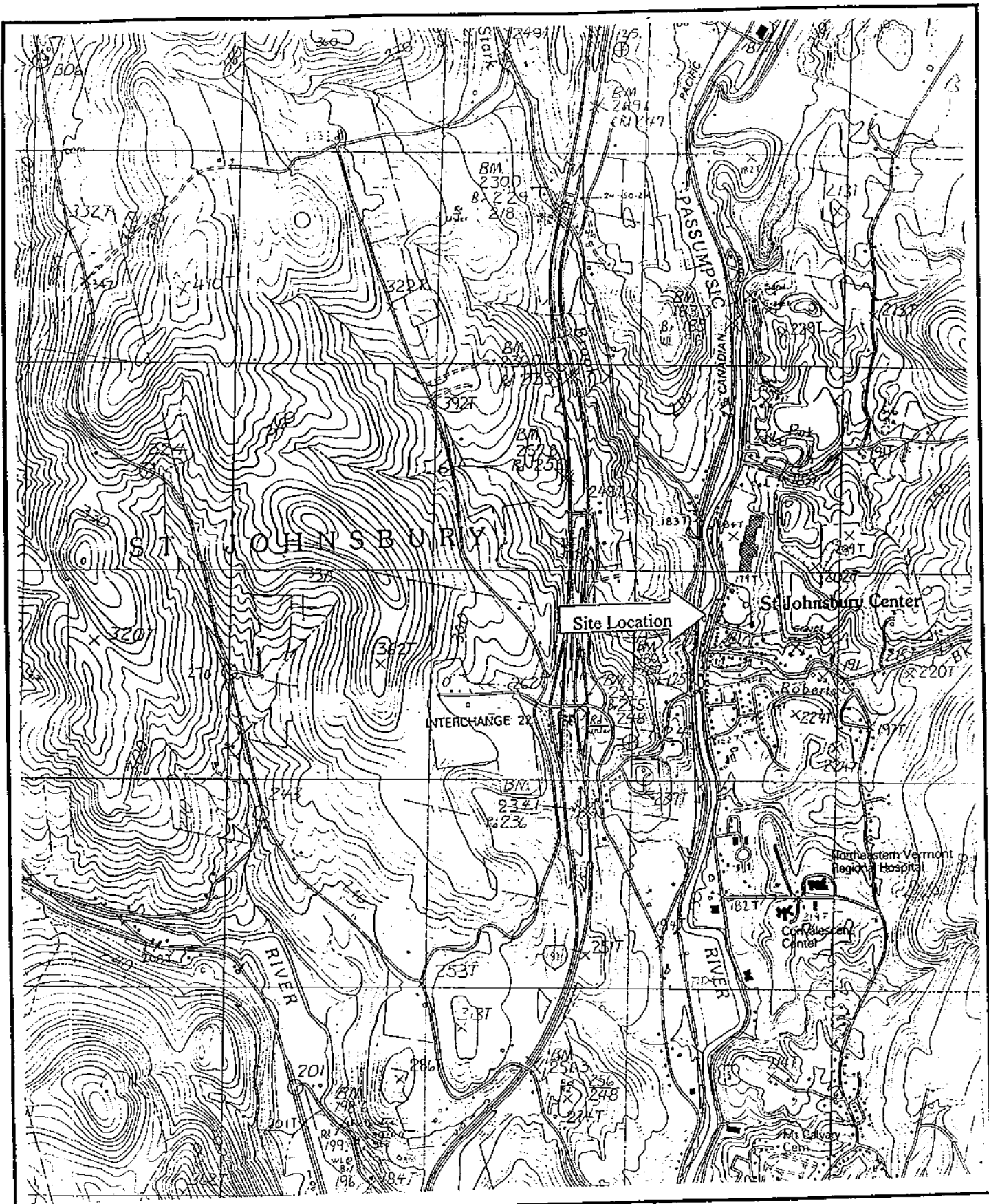


ATC Associates Inc.
 PO Box 3, 15 East Main St.
 Browns Trace Building
 Richmond, VT 05477
 Phone (802) 434-2113
 Fax (802) 434-2160

ATC Project #: 18944-00003
Project Location:
 White Mtn Auto
 1733 Memorial Drive
 St. Johnsbury, VT
Facility:
 Former South Main Accessories Site

Drawn by: MF
Sampled by: MF
Checked by: SJZ
Diagram not to scale
Date: 11/30/99

Diagram 1
 Sample Location Diagram



Project Manager: Steve Znamierowski

Client: White Mountain Auto

Figure 2
Site Locus Map
 Former South Main Accessories Bldg.
 1733 Memorial Drive (Rte. 5)
 St. Johnsbury Center, Vermont
 USGS St. Johnsbury Quadrangle
 Scale 1:25,000

ATC Associates Inc.
 PO Box 3, 15 East Main Street
 Richmond, Vermont 05477

ATC Project # 18944-00001

Appendix A
Laboratory Analytical Results



ENDYNE, INC.

Laboratory Services

32 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.
PROJECT: White Mtn. Auto
REPORT DATE: November 12, 1999

ORDER ID: 4801
DATE RECEIVED: November 4, 1999

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. Different groups of analyses may be reported under separate cover.

All samples were prepared and analyzed by requirements outlined in the referenced methods and within the specified holding times.

All instrumentation was calibrated with the appropriate frequency and verified by the requirements outlined in the referenced methods.

Blank contamination was not observed at levels affecting the analytical results.

Analytical method precision and accuracy was monitored by laboratory control standards which included matrix spike, duplicate and quality control analyses. These standards were determined to be within established laboratory method acceptance limits, unless otherwise noted.

Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

enclosures



ENDYNE, INC.

Laboratory Services

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Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.
PROJECT: White Mtn. Auto
REPORT DATE: November 12, 1999

ORDER ID: 4801
DATE RECEIVED: November 4, 1999
SAMPLER: MF
ANALYST: 725

Ref. Number: 146978

Site: T-03 Inside Garage

Date Sampled: November 3, 1999 Time: NI

<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Method</u>	<u>Analysis Date</u>
Benzene	1.72	ppb, v/v	EPA TO-1/TO-2	11/4/99
Carbon Tetrachloride	< 0.140	ppb, v/v	EPA TO-1/TO-2	11/4/99
Chlorobenzene	< 0.191	ppb, v/v	EPA TO-1/TO-2	11/4/99
Chloroform	< 0.714	ppb, v/v	EPA TO-1/TO-2	11/4/99
1,2 Dichloroethane	< 0.216	ppb, v/v	EPA TO-1/TO-2	11/4/99
1,1 Dichloroethene	< 0.220	ppb, v/v	EPA TO-1/TO-2	11/4/99
Ethyl Benzene	1.35	ppb, v/v	EPA TO-1/TO-2	11/4/99
Methylene Chloride	< 1.00	ppb, v/v	EPA TO-1/TO-2	11/4/99
Naphthalene	1.92	ppb, v/v	EPA TO-1/TO-2	11/4/99
Tetrachloroethene	0.261	ppb, v/v	EPA TO-1/TO-2	11/4/99
1,1,1-Trichloroethane	< 0.160	ppb, v/v	EPA TO-1/TO-2	11/4/99
Trichloroethene	< 0.162	ppb, v/v	EPA TO-1/TO-2	11/4/99
1,2,4-Trimethylbenzene	10.1*	ppb, v/v	EPA TO-1/TO-2	11/4/99
1,3,5-Trimethylbenzene	2.58	ppb, v/v	EPA TO-1/TO-2	11/4/99
Toluene	4.76	ppb, v/v	EPA TO-1/TO-2	11/4/99
Xylenes, Total	4.80	ppb, v/v	EPA TO-1/TO-2	11/4/99
UIP's	> 10.		EPA TO-1/TO-2	11/4/99



ENDYNE, INC.

Laboratory Services

32 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.

ORDER ID: 4801

PROJECT: White Mtn. Auto

DATE RECEIVED: November 4, 1999

REPORT DATE: December 7, 1999

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. Different groups of analyses may be reported under separate cover.

All samples were prepared and analyzed by requirements outlined in the referenced methods and within the specified holding times.

All instrumentation was calibrated with the appropriate frequency and verified by the requirements outlined in the referenced methods.

Blank contamination was not observed at levels affecting the analytical results.

Analytical method precision and accuracy was monitored by laboratory control standards which included matrix spike, duplicate and quality control analyses. These standards were determined to be within established laboratory method acceptance limits, unless otherwise noted.

Reported values are volume based concentrations at normal temperature and pressure (25°C; 760mm Hg). Sample volume was 28.464L, as per notation on chain of custody.

Asterisk in results column denotes the reported value exceeds the analytical calibration range.

Double asterisk in results column indicates value calculated based on the response of Toluene.

Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

enclosures



ENDYNE, INC.

Laboratory Services

32 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.

ORDER ID: 4801

PROJECT: White Mtn. Auto

DATE RECEIVED: November 4, 1999

REPORT DATE: December 7, 1999

SAMPLER: MF

ANALYST: 725

Ref. Number: 146978	Site: T-03 Inside Garage	Date Sampled: November 3, 1999	Time: NI
---------------------	--------------------------	--------------------------------	----------

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>Method</u>	<u>Analysis Date</u>
Benzene	5.52	ug/m3	EPA TO-1/TO-2	11/4/99
Carbon Tetrachloride	< 0.878	ug/m3	EPA TO-1/TO-2	11/4/99
Chlorobenzene	< 0.878	ug/m3	EPA TO-1/TO-2	11/4/99
Chloroform	< 3.51	ug/m3	EPA TO-1/TO-2	11/4/99
1,2 Dichloroethane	< 0.878	ug/m3	EPA TO-1/TO-2	11/4/99
1,1 Dichloroethene	< 0.878	ug/m3	EPA TO-1/TO-2	11/4/99
Ethyl Benzene	5.89	ug/m3	EPA TO-1/TO-2	11/4/99
Methylene Chloride	< 3.51	ug/m3	EPA TO-1/TO-2	11/4/99
Naphthalene	10.1	ug/m3	EPA TO-1/TO-2	11/4/99
Tetrachloroethene	1.79	ug/m3	EPA TO-1/TO-2	11/4/99
1,1,1-Trichloroethane	< 0.878	ug/m3	EPA TO-1/TO-2	11/4/99
Trichloroethene	< 0.878	ug/m3	EPA TO-1/TO-2	11/4/99
1,2,4-Trimethylbenzene	50.1*	ug/m3	EPA TO-1/TO-2	11/4/99
1,3,5-Trimethylbenzene	12.8	ug/m3	EPA TO-1/TO-2	11/4/99
Toluene	18.0	ug/m3	EPA TO-1/TO-2	11/4/99
Xylenes, Total	20.9	ug/m3	EPA TO-1/TO-2	11/4/99
UIP's	> 10	ug/m3	EPA TO-1/TO-2	11/4/99
TVPH	4,450.**	ug/m3	EPA TO-1/TO-2	11/4/99



32 James Brown Drive
Williston, Vermont 05495
(802) 879-4333

CHAIN-OF-CUSTODY RECORD

3-Arg 32361

Project Name: WHITE MTN. AUTO Site Location: ST. JOHNSBURY, VT	Reporting Address: ATC ASSOCIATES P.O. Box 3 RICHMOND, VT	Billing Address: ATC ASSOCIATES P.O. Box 3 RICHMOND, VT
Endyne Project Number: 4801	Company: ATC ASSOCIATES 434 Contact Name/Phone #: MARK FULLER 213	Sampler Name: MARK FULLER Phone #: 434-2113

[illegible]

Relinquished by: Signature <i>[Signature]</i>	Received by: Signature <i>Clinton Young</i>	Date/Time <i>NOV 4 3:16</i>
Relinquished by: Signature	Received by: Signature	Date/Time

New York State Project: Yes ☐ No ☒

Requested Analyses

[illegible]



ENDYNE, INC.

Laboratory Services

32 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.

ORDER ID: 4801

PROJECT: White Mtn. Auto

DATE RECEIVED: November 4, 1999

REPORT DATE: November 12, 1999

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. Different groups of analyses may be reported under separate cover.

All samples were prepared and analyzed by requirements outlined in the referenced methods and within the specified holding times.

All instrumentation was calibrated with the appropriate frequency and verified by the requirements outlined in the referenced methods.

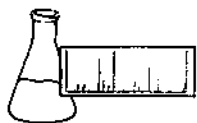
Blank contamination was not observed at levels affecting the analytical results.

Analytical method precision and accuracy was monitored by laboratory control standards which included matrix spike, duplicate and quality control analyses. These standards were determined to be within established laboratory method acceptance limits, unless otherwise noted.

Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

enclosures



ENDYNE, INC.

Laboratory Services

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Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.
PROJECT: White Mtn. Auto
REPORT DATE: November 12, 1999

ORDER ID: 4801
DATE RECEIVED: November 4, 1999
SAMPLER: MF
ANALYST: 725

Ref. Number: 146976

Site: S-01 River Down

Date Sampled: November 3, 1999 Time: NI

<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Method</u>	<u>Analysis Date</u>
1,2,4 Trimethyl Benzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
1,3,5 Trimethyl Benzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
Benzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
Ethylbenzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
MTBE	< 20.0	ug/kg, dry	SW 8260	11/9/99
Naphthalene	< 50.0	ug/kg, dry	SW 8260	11/9/99
Percent Solid	81.	%	SW 8260	11/9/99
Surrogate 1	104.%	%	SW 8260	11/9/99
Toluene	< 10.0	ug/kg, dry	SW 8260	11/9/99
UIP's	0.		SW 8260	11/9/99
Xylenes, Total	< 20.0	ug/kg, dry	SW 8260	11/9/99

Ref. Number: 146977

Site: S-02 River Up

Date Sampled: November 3, 1999 Time: NI

<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Method</u>	<u>Analysis Date</u>
1,2,4 Trimethyl Benzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
1,3,5 Trimethyl Benzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
Benzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
Ethylbenzene	< 10.0	ug/kg, dry	SW 8260	11/9/99
MTBE	< 20.0	ug/kg, dry	SW 8260	11/9/99
Naphthalene	< 50.0	ug/kg, dry	SW 8260	11/9/99
Percent Solid	68.	%	SW 8260	11/9/99
Surrogate 1	103.%	%	SW 8260	11/9/99
Toluene	< 10.0	ug/kg, dry	SW 8260	11/9/99
UIP's	0.		SW 8260	11/9/99
Xylenes, Total	< 20.0	ug/kg, dry	SW 8260	11/9/99





CHAIN-OF-CUSTODY RECORD

3-Urg 32361

Project Name: WHITE MTN. AUTO	Reporting Address: ATC ASSOCIATES	Billing Address: ATC ASSOCIATES
Site Location: ST. JOHNSBURY, VT	P.O. Box 3 RICHMOND, VT	P.O. Box 3 RICHMOND, VT
Endyne Project Number: 4801	Company: ATC ASSOCIATES 434	Sampler Name: MARK FULLER
	Contact Name/Phone #: MARK FULLER 2113	Phone #: 434-2113

[illegible]

Relinquished by: Signature 	Received by: Signature 	Date/Time NOV 4 5:16
Relinquished by: Signature	Received by: Signature	Date/Time

New York State Project: Yes No ☒

Requested Analyses

[illegible]



ENDYNE, INC.

Laboratory Services

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Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.
PROJECT: White Mtn. Auto
REPORT DATE: November 12, 1999

ORDER ID: 4801
DATE RECEIVED: November 4, 1999

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Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

enclosures



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FAX 879-7103

LABORATORY REPORT

CLIENT: ATC Associates, Inc.
PROJECT: White Mtn. Auto
REPORT DATE: November 12, 1999

ORDER ID: 4801
DATE RECEIVED: November 4, 1999
SAMPLER: MF
ANALYST: 725

Ref. Number: 146976

Site: S-01 River Down

Date Sampled: November 3, 1999 Time: NI

<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Method</u>	<u>Analysis Date</u>
TPH 8015 GRO	< 1.0	mg/Kg	SW 8015B	11/9/99

Ref. Number: 146977

Site: S-02 River Up

Date Sampled: November 3, 1999 Time: NI

<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Method</u>	<u>Analysis Date</u>
TPH 8015 GRO	< 1.0	mg/Kg	SW 8015B	11/9/99



CHAIN-OF-CUSTODY RECORD

3-09 32361

[illegible]

Appendix B

PID Results

Environmental, Geotechnical and Materials Professionals

AIR
~~SOIL~~ SAMPLE HEADSPACE LOG

Page: 1 of 1

Logged by: MARK FULLER

Date: NOV. 3, '99

Project No.: 18944-00003

Site: RT 5 ST. JOHNSBURY, VT

Client: WHITE MOUNTAIN AUTO

Weather: Sunny

Sample # (HS-00)	Location	BLDG.	Reading (ppm)	Odor	Soil Description NOTES
HS-01	1 st Floor MIDDLE OF ROOM, OFFICE	OFFICE	0	NO	
HS-02	1 st Floor BACK WALL (BY RIVER)	"	0	"	
HS-03	1 st Floor BACK WALL (BY STAIRS)	"	0	"	
HS-04	1 st Floor BATH ROOM	"	0	"	
HS-05	2 nd Floor TOP OF STAIRS LANDING	"	0	"	
HS-06	2 nd Floor BACK OFFICE, WALL	"	0	"	
HS-07	2 nd Floor FRONT OFFICE	"	0	"	
HS-08	2 nd Floor ABOVE ENTRY	"	0	"	
HS-09	2 nd Floor ATTIC ABOVE GARAGE	"	0	"	
HS-10	ENTRY DOOR TO GARAGE	GARAGE	1.0	"	
HS-11	BY FLOOR MIDDLE OF GARAGE DRAIN	"	2.0	Slight	BACK-GROUND
HS-12	FLOOR DRAIN	"	3.2	"	
HS-13	BACK CORNER BY SHED HOUSING OIL TANK	"	2.2	"	
HS-14	HOLE IN FLOOR, BACK WALL BY WATER METER	"	11.5	"	
HS-15	BACK WALL BY AIR VENT	"	1.0	NO	
HS-16	BACK ROOM, SPACE IN FLOOR	"	0.8	"	
HS-17	CRACK IN FLOOR IN MIDDLE OF GARAGE	"	1.2	"	
HS-18	BATHROOM IN GARAGE	"	0.6	"	
HS-19	FRONT OFFICE	"	0.6	"	
HS-20	BACK OFFICE	"	0.6	"	